



City of Fitchburg
Planning/zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

Rec. 1.011125 1/27/16
REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the AX district to the RR district the following described property:

1. Location of Property / Street Address: 2682 Co. Rd MM - Fitchburg, Wisc

Legal Description - (Metes & Bounds, or Lot No. And Plat):

PART OF LOT 3 C.S.M. NO. 10695

***Also submit in electronic format (MS WORD or plain text) by email to: planning@city.fitchburg.wi.us

2. Proposed Use of Property - Explanation of Request:

RESIDENTIAL HOME

3. Proposed Development Schedule: NOT DETERMINED

4. Future Land Use Plan Classification: AG + OS

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@city.fitchburg.wi.us. Additional information may be requested.

Type of Residential Development (If Applicable): SINGLE FAMILY HOME

Total Dwelling Units Proposed: One (1) No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ No. Of Employees: _____

Floor Area: _____ No. Of Parking Stalls: _____

Sewer: Municipal ☐ Private ☒ Water: Municipal ☐ Private ☒

Current Owner of Property: ROGER & KENT COHIE

Address: 2682 Co. Rd. MM - FITCHBURG WISC Phone No: 608-271-1276

Contact Person: ROGER COHIE

Email: RJ COHIE@CHARTER.NET

Address: 2682 Co. Rd. MM - FITCHBURG WISC Phone No: 608-271-1276

Respectfully Submitted By: Roger M. Cohie ROGER M COHIE
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 1/27/2016 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$590.⁰⁰

Permit Request No. RZ-2102-16

Susan Badtke

From: Cohee <rjcohee@charter.net>
Sent: Wednesday, January 27, 2016 8:17 PM
To: Susan Badtke
Subject: RRDC Application - Roger and Jean Cohee

Susan,

As an update to our rezoning request for the creation of a residential land parcel under Fitchburg's "Rural Residential Criteria", the following action has been taken:

On Sept. 15, 2015 we met with the planning commission to discuss our desire to create a land division for a new residential lot. This was considered to be a pre-application conference with no formal action to be taken.

It was pointed out to the committee that this requested lot meets all the requirements included in Fitchburg's "Rural Residential Development Criteria", except for the "History of Tillage" requirement. It was explained that within the RRDC creating a lot on tillable land can be waived if it's location is along a fence line, and does not disrupt farming practices. This lot meets both of these concerns and should be waived.

After reviewing positive comments and general approval from this committee, including staff recommendations we decided to proceed with the land division and rezoning applications. These two applications were submitted on Jan. 27, 2016.

We look forward to your approval of this 1 1/2 acre development request.

Roger and Jean Cohee
2682 CTH MM
Fitchburg, WI 53575



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

Rec. 1.01/25 1/27/16
LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☒ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☒ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☐ Commercial/Industrial

3. No. of Parcels Proposed: Two (2)

4. No. Of Buildable Lots Proposed: ONE (1)

5. Zoning District: AX (PROPOSED LOT TO REZONE TO RR)

6. Current Owner of Property: ROGER COHÉE & KENT COHÉE

Address: 2682 Co. Rd MM - FITCHBURG Phone No: 608-271-1276

7. Contact Person: ROGER COHÉE

Email: RS COHÉE@CHARTER.NET

Address: 2682 Co. Rd MM - FITCHBURG Phone No: 608-271-1276

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Roger M. Cohée Roger M. Cohée
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 1/27/2016

Ordinance Section No. _____ Fee Paid: \$870.00

Permit Request No. CS-2103-16

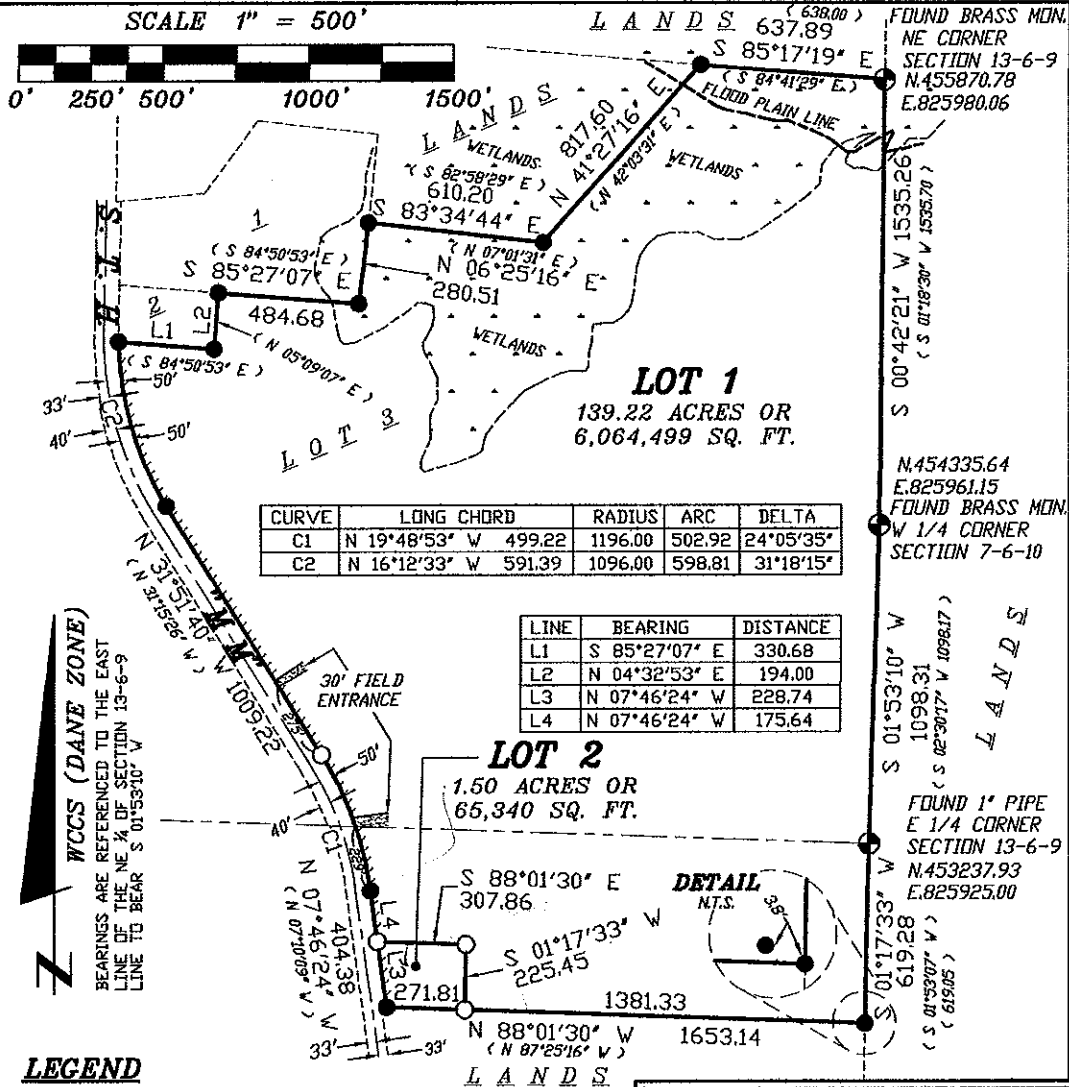


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE & NW ¼ of the SE ¼, and in the NE, SE, SW & NW ¼ of the NE ¼, all in Section 13, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.
Including all of Lot 3, C.S.M. No. 10695.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = SECTION CORNER (AS NOTED)
- = NO VEHICULAR ACCESS

PREPARED FOR:

ROGER COHEE
2682 CTH MM
OREGON, WI 53575

NOTES:

SEE SHEET 2 FOR
ALL NOTES.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 3

SURVEYORS SEAL

15W-423



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE & NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and in the NE, SE, SW & NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 13, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Including all of Lot 3, C.S.M. No. 10695.

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN LOCATIONS WERE PLACED ON THIS CERTIFIED SURVEY MAP USING GIS DATA OBTAINED FROM THE ACCESS DANE WEBSITE. SPECIFIC FIELD VERIFICATION HAS NOT OCCURRED. DETAILED LOCATION ANALYSIS MAPS MAY BE REQUIRED AT THE TIME OF ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Fitchburg, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being all of Lot 3, Certified Survey Map No. 10695, Vol. 63, Pages 261-264 in part of the NE & NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and in the NE, SE, SW & NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 13, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the City of Fitchburg for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Roger M. Cohee

Jean M. Cohee

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Roger M. and Jean M. Cohee to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the City of Fitchburg for approval.

WITNESS the hand seal of said owners this _____ day
of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Kent L. Cohee

Personally came before me this _____ day of _____, 20____ the
above named Kent L. Cohee to me known to be the person who executed
the foregoing instrument and acknowledge the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

CITY OF FITCHBURG APPROVAL

Resolved that this certified survey map is hereby acknowledged and
approved by the City of Fitchburg on this _____ day of _____,
20____.

Patti Anderson
City Clerk

REGISTER OF DEEDS:

Received for recording this ___ day of
_____, 20____ at ___ o'clock ___ M.
and recorded in Volume _____ of Dane
County Certified Surveys on pages _____
through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 3

SURVEYORS SEAL

15W-423